

**NOTICE OF FORECLOSURE SALE**

November 15, 2017

**Deed of Trust ("Deed of Trust"):**

**Dated:** March 7, 2016

**Grantor:** Rosalina de Jesus Bonilla

**Trustee:** Jeffery W. Laird

**Lender:** Windsor Chase, LLC

**Recorded in:** Instrument No. 161173 of the Official Public Records of Austin County, Texas

**Legal Description:** 1.50 acres, more or less, out of the SAN FELIPE TOWN TRACT in AUSTIN COUNTY, Texas, being the same land described in a Deed from the Town of San Felipe to Johnny M. Evans et ux, dated March 6, 1967, recorded in Volume 292, Page 406, Deed Records of Austin County, Texas.

Commonly known as: 4281 BARON DE BASTROP ST., SEALY, TX 77474

**Secures:** Note ("Note") in the original principal amount of \$89,000.00, executed by Rosalina de Jesus Bonilla ("Borrower") and payable to the order of Lender

**Mortgage Servicer:** Mills Escrow Company

**Mortgage Servicer's Address:** 6501 Boeing Drive, Suite H-4, El Paso, Texas, 79925

FILED  
 17 NOV 16 PM 1:44  
*Carrie Gregor*  
 COUNTY CLERK  
 AUSTIN COUNTY, TEXAS

**Foreclosure Sale:**

**Date:** Tuesday, January 2, 2018

**Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.

**Place:** Austin County Courthouse, One East Main, Bellville, TX 77418 - THE FOYER OF THE AUSTIN COUNTY

2017-47

**COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Windsor Chase, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

**Substitute Trustee:** Megan Randle, Ebbie Murphy or Debby Jurasek

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Windsor Chase, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Windsor Chase, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Windsor Chase, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Windsor Chase, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Windsor Chase, LLC. The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

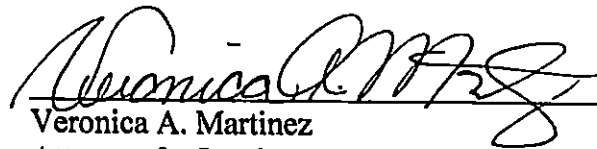
If Windsor Chase, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Windsor Chase, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

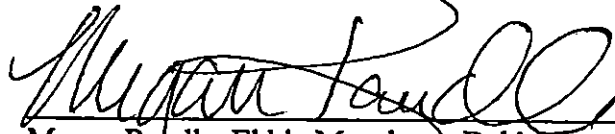
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



Veronica A. Martinez  
Attorney for Lender  
Doré Law Group, P.C.  
17171 Park Row, Suite 160  
Houston, Texas 77084  
Telephone: 281-829-1555  
Telecopies: 281-200-0751



Megan Randle, Ebbie Murphy or Debby Jurasek  
Substitute Trustee  
Foreclosure Services, LLC  
8101 Boat Club, Suite 320  
Fort Worth, Texas 76179  
Telephone: 800-464-2901  
Telecopies: 817-236-0110

**Notice of Foreclosure Sale**

December 5, 2017

Deed of Trust ("Deed of Trust"):

Dated: November 25, 2008

Grantor: Keith Janish and Lisa Janish

Trustee: Christopher L. Urban

Lender: Catholic Union of Texas, The KJT

Recorded in: Document No. 086231 of the Official Records of Austin County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$259,000.00, executed by Keith Janish and Lisa Janish ("Borrower") and payable to the order of Lender

Modifications and Renewals: Modification Agreement dated June 6, 2013 (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Legal Description: 0.640 acres of land, more or less, and a 0.944 acres of land, more or less, out of the John Nichols League (A-73), Austin County, Texas, described in Deed from Charles H. Stevens, et ux, to Curtis W. Kendrick, et al, dated June 18, 1997, recorded in Volume 782, Page 884 of the Official Records of Austin County, Texas.

Substitute Trustee: Philip J. Hundl, Kari D. Lutringer or Audra B. Smith

Substitute Trustee's Address: 101 W. Burseson, Wharton, Texas 77488

Foreclosure Sale:

Date: Tuesday, January 2, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

FILED  
17 DEC 11 PM 3:52  
*Carrie Heger*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2017-48

Place: Austin County Courthouse, One East Main, Bellville, Texas 77418- The Foyer of the Austin County Courthouse or as designated by the County Commissioners

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Catholic Union of Texas, The KJT's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Catholic Union of Texas, The KJT, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Catholic Union of Texas, The KJT's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Catholic Union of Texas, The KJT's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Catholic Union of Texas, The KJT passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

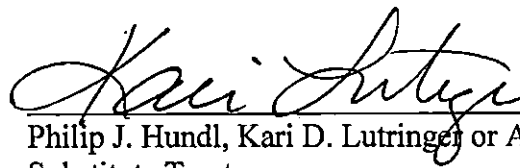
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Catholic Union of Texas, The KJT. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Philip J. Hundl, Kari D. Lutringer or Audra Smith  
Substitute Trustee  
101 West Burleson Street  
Wharton, Texas 77488  
Telephone (979) 532-3871  
Telecopier (979) 532-3508